FORM No. 900—TRUSTEE'S DEED—Oregon Trust Deed Series (Individual or Corporate). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74 OE **35813** Vol. M84 Page 6618

TRUSTEE'S DEED

THIS INDENTURE, Made this 20th *day of* April, *19* 84, *between* Richard L. Garbutt *called trustee, and* William K. Kalita *hereinafter hereinafter called the second party;*

WITNESSETH:

RECITALS: Betty J. Bishop and Linda K. Smith *as grantor, executed and delivered to* Mountain Title Company and then to Richard L. Garbutt as successor *of* William K. Kalita *as trustee, for the benefit dated* March 27, *19* 83, *duly recorded on* March 30, *19* 83, *as beneficiary, a certain trust deed of* Klamath *County, Oregon, in book/reel/volume No.* M79 *at page* 6981, *or as fee/file/instrument/microfilm/reception No.* n/a *(indicate which). In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in his performance of the obligations secured by said trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.*

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on March 16, *19* 84, *in book/reel/volume No.* M83 *at page* 19712 *thereof or as fee/file/instrument/microfilm/reception No.* n/a *(indicate which), to which reference now is made.*

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by him and as required by law; copies of the trustee's said notice of sale were mailed by U.S. registered or certified mail to all persons entitled by law to such notice at their respective last known addresses; the persons named in subsection 1 of Section 86.750 Oregon Revised Statutes were timely served with said notice of sale, all as provided by law and at least 120 days before the day so fixed for said trustee's sale; the persons named in subsection 2 of Section 86.740, Oregon Revised Statutes, were timely served with the notice of sale or given notice of the sale, all as provided by law and at least 90 days before the day so fixed for said trustee's sale. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred at least twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the mortgage records of said county, said affidavits and proofs, together with the said notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. On the date of said notice of sale, the undersigned trustee had no actual notice of any person, other than the persons named in said affidavits and proofs having or claiming a lien on or interest in said described real property subsequent to the interest of the trustee in the trust deed.

Pursuant to said notice of sale, the undersigned trustee on April 17, *19* 84, *at the hour of* 10:00 A *o'clock, ...M., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, (which was the day and hour to which said sale was postponed for reasons and as expressly permitted by subsection 2 of Section 86.755, Oregon Revised Statutes) (delete words in parenthesis if inapplicable), and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon him by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of $* 8,850.25, *he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of $* 8,850.25.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trust deed, the trustee does hereby convey unto the second party all interest which the grantor had or had the power to convey at the time of grantor's execution of said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

ck 12.00

See attached Exhibit "A"

(CONTINUED ON REVERSE SIDE)

Betty J. Bishop
Linda K. Smith

GRANTOR'S NAME AND ADDRESS

William K. Kalita
PO Box 431
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:
William K. Kalita
PO Box 431
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
William K. Kalita
PO Box 431
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of ..... } ss.

I certify that the within instrument was received for record on the ..... *day of* ....., *19*....., *at* ..... *o'clock* ..... *M., and recorded in book/reel/volume No.* ..... *on page* ..... *or as fee/file/instrument/microfilm/reception No.* ....., *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

NAME TITLE

By ..... *Deputy*

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporatte name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

X Richard L. Garbutt

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,) ss. *County of* Klamath)	*STATE OF OREGON, County of* .....)ss.
The foregoing instrument was acknowledged before me this April 20, *19* 84, *by* Richard L. Garbutt	*The foregoing instrument was acknowledged before me this* ....., *19*....., *by* ....., *president, and by* ....., *secretary of* ..... *a* ..... *corporation, on behalf of the corporation.*
Notary Public for Oregon	*Notary Public for Oregon*
(SEAL) *My commission expires:* 1/26/87	*(SEAL)* *My commission expires:*

NOTARY PUBLIC OF OREGON

Exhibit "A"

6620

19714

MTC NO. 13069

DESCRIPTION

Lots 1, 2, 3 in Block 4, WOODLAND PARK. together with an undivided 3/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

PARCEL A:
Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL B:
Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

INDEXED

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 16th day of Nov. A.D. 19 83
at 2:37 o'clock P M, and duly
recorded in Vol. M83 of Mortgages
Page 19712

EVELYN BIEHN, County Clerk
By [signature], Deputy

Fee 12.00

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 20th day of April A.D., 19 84 at 2:53 o'clock P M, and duly recorded in Vol M84, of Mortgages on page 6618.

Fee: $ 12.00

EVELYN BIEHN, COUNTY CLERK
by: [signature], Deputy